

FOR LEASE

TRC CENTER II 236 CLEARFIELD AVENUE

VIRGINIA BEACH, VA 23462



TRC Center II is a Class A Flex building located in Central Virginia Beach just 1/2 mile from the I-264 and Witchduck Road interchange. It is part of a 4 building office/flex complex that is professionally owned and managed by the Runnymede Corporation.



PROPERTY HIGHLIGHTS

- + Space Available: Suite 205:: $\pm$ 4,000 - 18,076 SF
- + Building Size: $\pm$ 36,947 SF
- + Close proximity to the Virginia Beach Town Center and retail amenities
- + Parking: 5.0 spaces/1,000 SF
- + Loading: Grade level overhead
- + Zoning: B2
- + Operating Expenses: \$3.15/SF (includes CAM, RE Taxes, and Insurance)
- + Base Rent: \$11.95/SF, NNN



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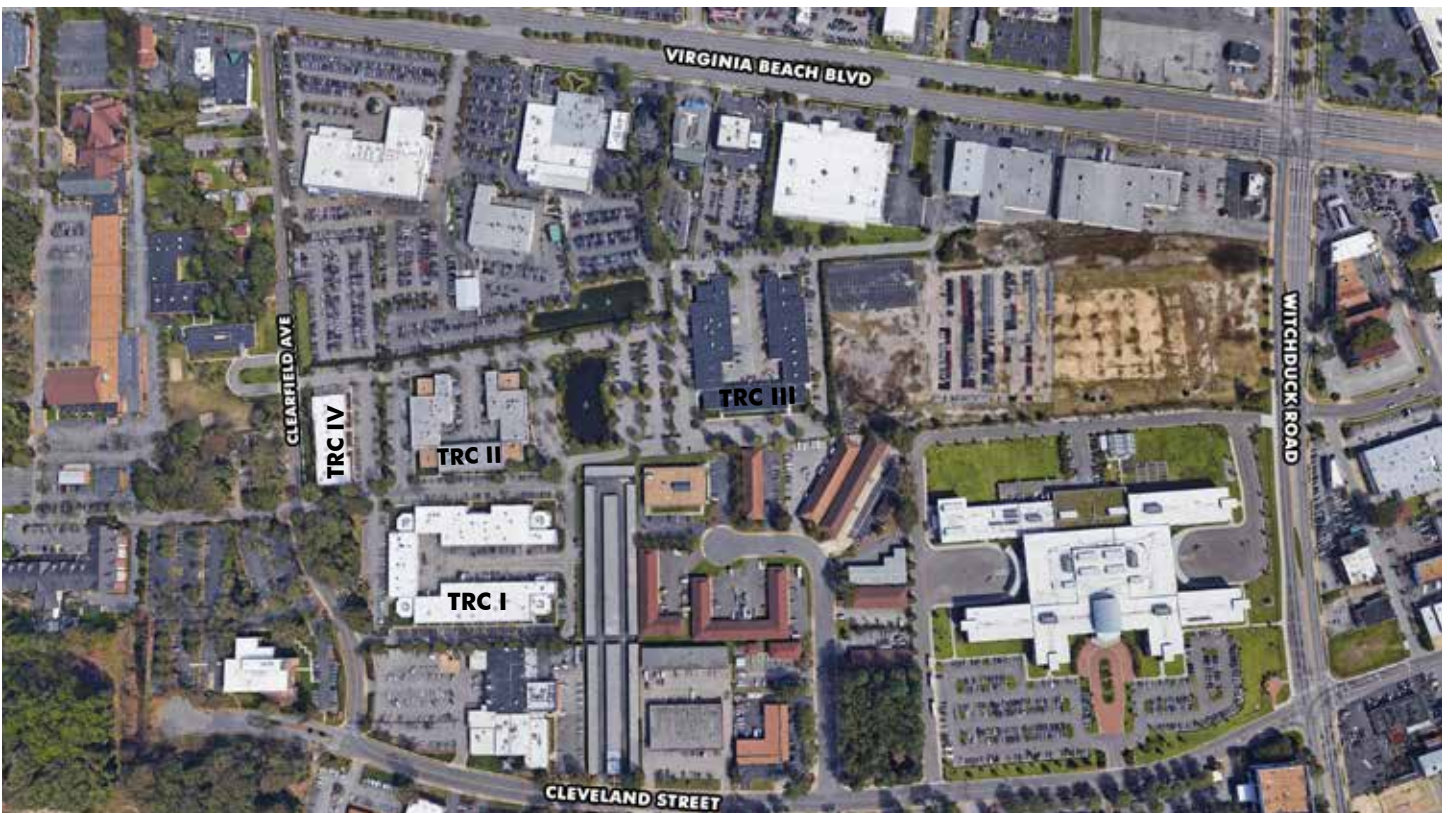
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AERIAL PLANS



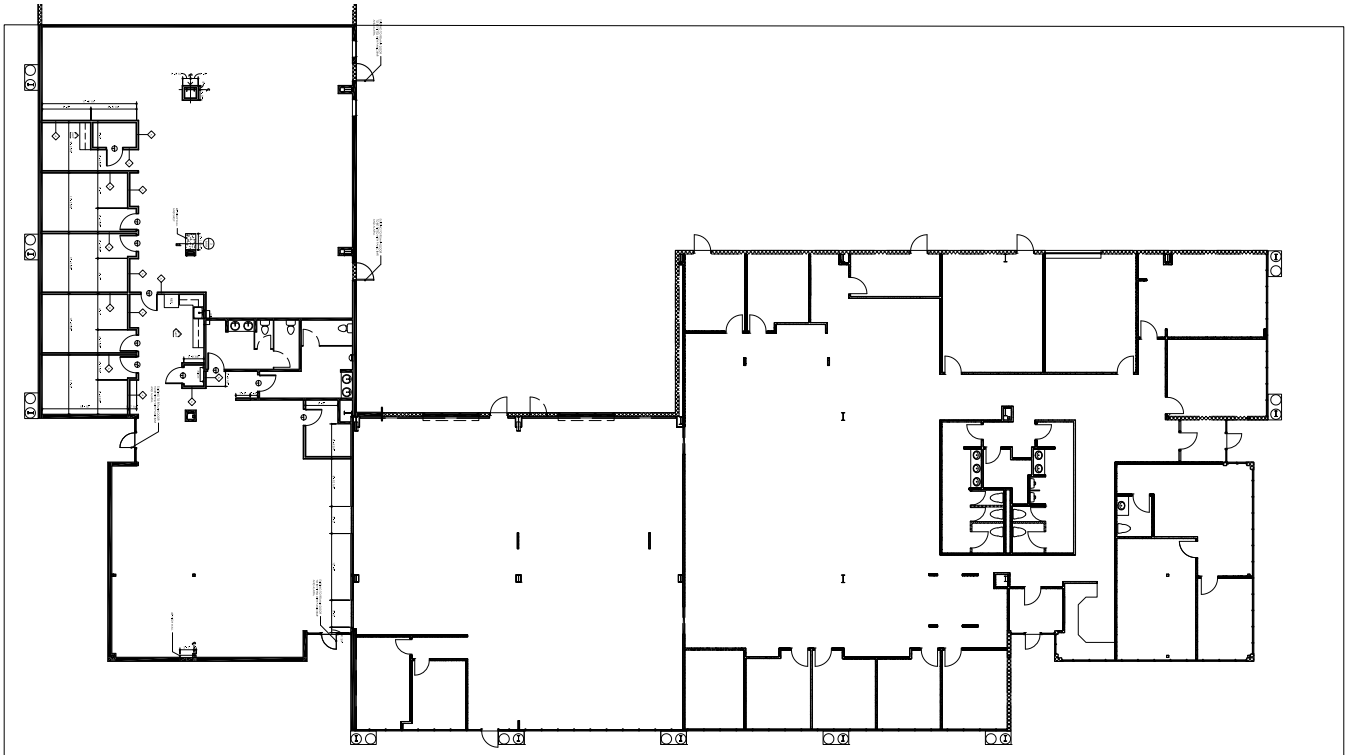
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FLOOR PLAN

+ Suite 205: $\pm 4,000$ SF up to $\pm 18,076$



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